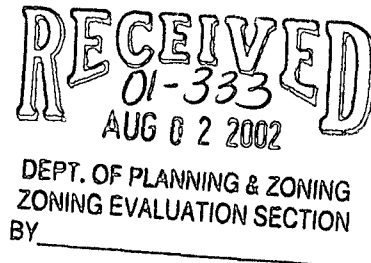


Leila M. Jackson Batties
Direct Line: (305) 755-5806
email:lbatties@akerman.com

August 2, 2002



VIA HAND DELIVERY

Mr. Nick Nitti
Zoning Evaluations Section
Miami-Dade County
Department of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

Ms. Donna Jacoby
Zoning Hearings Section
Miami-Dade County
Department of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

**Re: Robert Borek, et al. (P.H. 01-333)
Revised Plans for Alternate PAD Request**

Dear Ms. Jacoby and Mr. Nitti:

As you are aware, we have amended the above-referenced zoning application to provide for the following alternate requests:

- (1) a district boundary change from AU to PAD on that 31.22 acres located east of SW 117th Avenue only, and
- (2) a district boundary change from AU to RU-1M(a) on that 16.89 acres.

Additionally, we have requested EU-1 zoning on an adjacent 5.74 acre parcel to the west.

Please note that while the amended application allows for a mix of residential districts over 53.85 acres, the number of units that would be permitted under the amended application will not exceed the number of units approved by the County's professional staff under the original application request - AU to PAD on 48.11 acres.

Enclosed please find a site plan for the PAD proposed on the 31.22 acres located east of SW 117th Avenue. We understand that this site plan and amended application must be reviewed by the DIC Executive Council at its meeting of August 14th, prior to being heard before Community Council 15 on September 3rd. We will distribute copies of the site plan to Planning, Fire Planning, Fire Engineering, DCPS, Public Works, and Parks for their review and approval. A PAD agreement reflecting the plan will be submitted to the Department under separate cover.

Leila M. Jackson Batties
Direct Line: (305) 755-5806
email:lbatties@akerman.com

August 2, 2002

VIA HAND DELIVERY

Mr. Nick Nitti
Zoning Evaluations Section
Miami-Dade County
Department of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

Ms. Donna Jacoby
Zoning Hearings Section
Miami-Dade County
Department of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

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- (2) a district boundary change from AU to RU-1 ~~MA~~ on that 16.89 acres.

VJB 8/6/02

Additionally, we have requested EU-1 zoning on an adjacent 5.74 acre parcel to the west.

Please note that while the amended application allows for a mix of residential districts over 53.85 acres, the number of units that would be permitted under the amended application will not exceed the number of units approved by the County's professional staff under the original application request - AU to PAD on 48.11 acres.

Enclosed please find a site plan for the PAD proposed on the 31.22 acres located east of SW 117th Avenue. We understand that this site plan and amended application must be reviewed by the DIC Executive Council at its meeting of August 14th, prior to being heard before Community Council 15 on September 3rd. We will distribute copies of the site plan to Planning, Fire Planning, Fire Engineering, DCPS, Public Works, and Parks for their review and approval. A PAD agreement reflecting the plan will be submitted to the Department under separate cover.

*Donna -
It is too
Late to make this
change. Notices
were mailed this
morning to
Ad went to
paper
yesterday
Hynne
8/2/02*

Ms. Donna Jacoby

August 2, 2002

Page 2

Thank you for your considerate attention to this matter. As always, please do not hesitate to contact me if you have any questions or concerns.

Very truly yours,



Leila M. Jackson Batties

Enclosures

cc: Mr. Gilberto Blanco (Planning)
Mr. Carlos Heredia (Fire Planning)
Lt. Sal Gurliaccio (Fire Engineering)
Ms. Patty Good (DCPS)
Jeffrey L. Cohen, P.E. (Public Works)
Mr. Randy Koper (Parks)
Mr. Ray Castellanos
Juan J. Mayol, Jr., Esq.

Boca Raton
Fort Lauderdale
Jacksonville
Miami
Orlando
Tallahassee
Tampa
West Palm Beach

One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1714
www.akerman.com
305 374 5600 *tel* 305 374 5095 *fax*

July 31, 2002

Leila M. Jackson Batties
305 755 5806
lbatties@akerman.com

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning & Zoning
111 NW First Street, 11th Floor
Miami, FL 33128

Re: Robert Borek, et al. (P.H. 01-339) / Second Amended Letter of Intent

Dear Ms. O'Quinn Williams:

This shall constitute the second amended letter of intent for the above-referenced zoning application (the "Application"), which was deferred, with leave to amend, to the September 3rd meeting of Community Council 15.

The applicants desire to amend the Application to cover 53.85± with the following zoning requests:

- (1) AU to PAD on that 48.11± acres of real property legally described in the attached Exhibit "A"

or in the alternative

AU to RU-1 on that 31.22± acres of real property legally described in the attached Exhibit "B"

and

AU to PAD on that 16.89± acres of real property legally described in the attached Exhibit "C"

{MI825049;1}

RECEIVED
01-333
JUL 31 2002

DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
ET

Akerman Senterfitt
ATTORNEYS AT LAW

One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1714

www.akerman.com

305 374 5600 tel 305 374 5095 fax

*File -
GC Homes
60 Ac.*

Boca Raton
Fort Lauderdale
Jacksonville
Miami
Orlando
Tallahassee
Tampa
West Palm Beach

July 31, 2002

Leila M. Jackson Batties
305 755 5806
lbatties@akerman.com

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning & Zoning
111 NW First Street, 11th Floor
Miami, FL 33128

RECEIVED
01-333
JUL 31 2002

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

Re: **Robert Borek, et al. (P.H. 01-339) / Second Amended Letter of Intent**

Dear Ms. O'Quinn Williams:

This shall constitute the second amended letter of intent for the above-referenced zoning application (the "Application"), which was deferred, with leave to amend, to the September 3rd meeting of Community Council 15.

The applicants desire to amend the Application to cover 53.85± with the following zoning requests:

- (1) AU to PAD on that 48.11± acres of real property legally described in the attached Exhibit "A"

or in the alternative

AU to RU-1 on that ^{16.89}~~31.22~~± acres of real property legally described in the attached Exhibit "B"

and

AU to PAD on that ^{31.22}~~16.89~~± acres of real property legally described in the attached Exhibit "C"

Ms. Diane O'Quinn Williams
July 31, 2002
Page 2

and with either of the foregoing requests

- (2) AU to EU-1 on that 5.74± acres of real property legally described in the attached Exhibit "D"

Additional plans depicting the development of a PAD on that property covered under Exhibit "C" and a revised PAD agreement specific to the development of said property will be submitted to the Department under separate cover.

In light of the foregoing, we respectfully request that the Application, as amended, be reconsidered by the Development Impact Committee Executive Council at its meeting of August 14th. Thank you for your considerate attention to this matter. As always, please do not hesitate to contact Juan Mayol or me if you have any questions or concerns.

Very truly yours,



Leila M. Jackson Batties

LMJB/bf

cc: Mr. Nick Nitti
Mr. Ray Castellanos
Juan J. Mayol, Jr., Esq.
Stephen M. James, Esq.

RECEIVED
01-333
JUL 10 2002

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

Direct Line: (305) 755-5806
e-mail: lbatties@akerman.com

April 10, 2002

VIA HAND DELIVERY

Ms. Donna Jacoby
Zoning Hearings Section
Miami-Dade County
Department of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

**Re: Robert Borek, et al. (P.H. 01-333)
Survey and Legal Description for West 5.744 Acres to be Excluded
from Application**

Dear Ms. Jacoby:

Enclosed please find a reduced copy of the survey for a portion of the subject property covered under the above-referenced zoning application. Specifically, per your request, the survey delineates that 5.744 acres which are to be excluded from the application. It is my understanding that said exclusion will be noted on the recorded at the public hearing.

Thank you for your considerate attention to this matter. Should you require any additional information, please do not hesitate to contact me.

Very truly yours,

Leila M. Jackson Batties

Leila M. Jackson Batties

LMJB
Enclosures

cc: Mr. Nick Nitti
Mr. Ray Castellanos
Juan J. Mayol, Jr., Esq.

AKERMAN SENTERFITT

ATTORNEYS AT LAW

SUNTRUST INTERNATIONAL CENTER
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<http://www.akerman.com>

Direct Line: (305) 755-5806
e-mail: lbatties@akerman.com

March 19, 2002

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning & Zoning
111 NW First Street, 11th Floor
Miami, FL 33128

**Re: Robert Borek, et al. (P.H. 01-333) / First Amended Letter of Intent
Request for District Boundary Change from AU to PAD**

Dear Ms. O'Quinn Williams:

This shall constitute the first amended letter of intent on behalf of Robert Borek, et al. (the "Applicants") in connection with the above-referenced zoning application (the "Application"). The subject property consists of 60± acres located north of SW 248th Street, on the east and west sides of SW 117th Avenue, in unincorporated Miami-Dade County (the "Property").

In the original letter of intent, the Applicant requested a district boundary change on the Property from AU to RU-1M(a). With this first amended letter of intent, the Applicant now seeks a district boundary change on the Property from AU to Planned Area Development ("PAD").

In accordance with the Department's PAD regulations, we have forwarded to Ms. Ruth Ellis Myers copies of the total development plan and landscape plan, so that the Application may be scheduled for the next available meeting of the DIC Lower Council. The plan configuration and the elements incorporated therein reflect the Applicants' discussions with professional staff from the Planning Section, the Public Works Department, and the Fire Rescue Department. Notably, the plan incorporates several elements of the Department's urban design guidelines, including ample green space that serves as focal points throughout the proposed community, and the plan depicts a fire

MI773363;1

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Ms. Diane O'Quinn Williams
March 19, 2002
Page 2

station site and a commercial site to the south of the Property. Please note that the fire station and commercial sites are not part of the Application.

Based on the foregoing, we respectfully request the Department's favorable consideration of the Application. Thank you for your considerate attention to this matter. As always, please do not hesitate to contact me if you have any questions or concerns.

Very truly yours,



Leila M. Jackson Batties

LMJB

cc: Ms. Ruth Ellis Myers
Mr. Ray Castellanos
Juan J. Mayol, Jr., Esq.
Stephen M. James, Esq.

AKERMAN SENTERFITT

ATTORNEYS AT LAW

SUNTRUST INTERNATIONAL CENTER
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<http://www.akerman.com>

Stephen M. James, Esq.
Direct Line: (305) 755-5857
Email: sjames@akerman.com

February 25, 2002

VIA HAND DELIVERY

Mr. Gilberto Blanco
Principal Planner
Miami-Dade County
Department of Planning & Zoning
111 NW First Street, 11th Floor
Miami, FL 33128

Re: Robert Borek, Jody K. Vaccaro and Richard L. Vitta, Claude F. Daigle and Sandra L. Daigle, Wilfred J. Vick and Pamela Vick / Property Located North of SW 248th Street at SW 117th Avenue, in Unincorporated Miami-Dade County, Florida / Public Hearing No. Z2001-0333 / Amended Letter of Intent and Request for PAD Pre-Application Conference

Dear Mr. Blanco:

This shall constitute the first amended letter of intent on behalf of Robert Borek, Jody K. Vaccaro and Richard L. Vitta, Claude F. Daigle and Sandra L. Daigle, Wilfred J. Vick and Pamela Vick (collectively, the "Applicants"), in support of their request for a zoning public hearing concerning that 60± acre parcel of land located north of SW 248th Street, on the east and west sides of SW 117th Avenue, in unincorporated Miami-Dade County (the "Property").

The Property is currently zoned Agricultural (AU) on the Miami-Dade County Land Use Map, and rather than a seeking a district boundary change to a Modified Single Family (RU-1(M)(a)) district to allow for the development of single family homes, the Applicants hereby amend that request to seek the approval of a Planned Area Development ("PAD") that would contemplate a mixture of residential housing types within a designed community, which would include thirty (30) small public parks and flexible mixed use/commercial and public service space along SW 248th Street. Because the commercial parcel and future fire department site have yet to be finalized, these parcels are not a part of the application at this time.

{MI763951;1}

RECEIVED
FEB 26 2002

DADE CO. BLDG. & ZONING DEPT.
ZONING EVALUATION SECTION

AKERMAN, SENTERFITT & EIDSON, P.A.

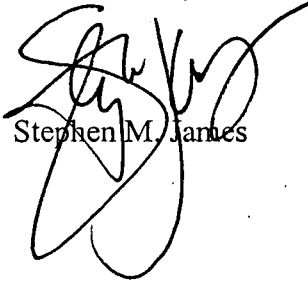
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For your review, I have enclosed eighteen (18) sets of the proposed site plan, as prepared by Jarosz Rosello Balboa Architecture and Design, and dated last revised February 22, 2002. We also understand that the Miami-Dade County Code requires a pre-application conference as part of the PAD review procedure. To that end, we respectfully request the scheduling of the pre-application conference at your earliest convenience.

We look forward to meeting with you and other interested department representatives to present what we believe to be a creatively planned living environment that is responsive to the needs of its residents, and designed to encourage a harmony between residential, commercial, and environmental features.

Thank you for your kind attention to this matter. As always, should you have any questions or require additional information, please feel free to contact Juan Mayol or me directly at (305) 755-5857.

Very truly yours,
AKERMAN, SENTERFITT & EIDSON, P.A.



Stephen M. James

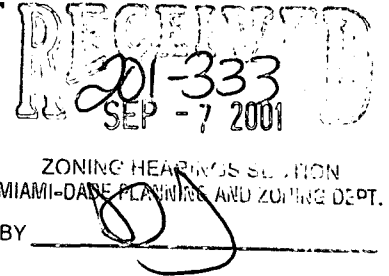
Enclosure(s)

cc: Mr. Rey Castellanos
Ms. Donna Jacoby
Juan J. Mayol, Jr., Esq.

AKERMAN SENTERFITT

ATTORNEYS AT LAW

SUNTRUST INTERNATIONAL CENTER
ONE SOUTHEAST THIRD AVENUE, 28TH FLOOR
MIAMI, FLORIDA 33131-1714
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<http://www.akerman.com>



Stephen M. James, Esq.
Direct Line: (305) 755-5857
Email: sjames@akerman.com

September 7, 2001

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams, Director
Miami-Dade County
Department of Planning & Zoning
111 NW First Street, 11th Floor
Miami, FL 33128

Re: Robert Borek, Jody K. Vaccaro and Richard L. Vitta, Claude F. Daigle and Sandra L. Daigle, Wilfred J. Vick and Pamela Vick / Property Located North of SW 248th Street at SW 117th Avenue, in Unincorporated Miami-Dade County, Florida / Application for a District Boundary Change / Letter of Intent

Dear Ms. O'Quinn Williams:

This shall constitute the letter of intent on behalf of Robert Borek, Jody K. Vaccaro and Richard L. Vitta, Claude F. Daigle and Sandra L. Daigle, Wilfred J. Vick and Pamela Vick (collectively, the "Applicants"), in support of their request for a district boundary change concerning that 60± acre parcel of land located north of SW 248th Street, on the east and west sides of SW 117th Avenue, in unincorporated Miami-Dade County, and more particularly described in the attached Exhibit "A" (the "Property").

The Property is currently zoned Agricultural (AU) on the Miami-Dade County Land Use Map, and the Applicants seek a district boundary change to a Modified Single Family (RU-1(M)(a)) district, which would allow for the development of approximately two hundred seventy-three (273) single family homes, as depicted in the enclosed site plan entitled "G.C. Homes Proposed Land Use Plan," as prepared by Jarosz Architects, P.A. (the "Plan"). The Property is located in an area of southern Miami-Dade County that is rapidly developing, and this application will address the community's need for additional residential housing.

In addition to the residential component of the Plan, the Applicants have also addressed additional community needs by reserving approximately 4.31 acres for future commercial development adjacent to S.W. 248th Street, and by the proposed dedication of a 1.5 acre parcel on

{MI700077;1}

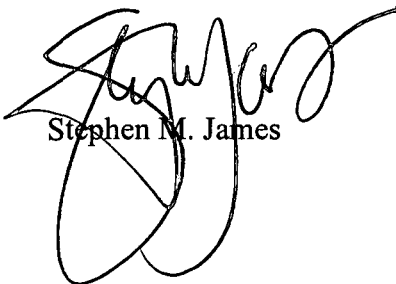
AKERMAN, SENTERFITT & EIDSON, P.A.

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the southeast corner of the Property for the construction of a Miami-Dade County Fire Station. For these reasons, no specific zoning approval is requested for the 1.5 acre Fire Department parcel and the Commercial parcel is not included as part of this application.

Based on the foregoing, the Applicant respectfully requests the Department's favorable consideration of this application. As always, should you have any questions or require additional information, please feel free to contact me directly at (305) 755-5857.

Very truly yours,
AKERMAN, SENTERFITT & EIDSON, P.A.



Stephen M. James

Enclosure(s)

cc: Charles R. Rowe, Esq.
Jeff Tuchband, Esq.
Mr. and Mrs. Claude F. Daigle
Mr. and Mrs. Fred Vick
Juan J. Mayol, Jr., Esq.



Miami-Dade County Public Schools

giving our students the world

*District Director
Ana Rijo-Conde*

*Miami-Dade County School Board
Pera Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Frank J. Bolaños
Frank J. Cobo
Dr. Robert B. Ingram
Betsy H. Kaplan
Manty Sabatés Morse
Dr. Marta Pérez
Dr. Solomon C. Stinson*

May 14, 2002

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

*Superintendent
of Schools
Merrett R. Stierheim*

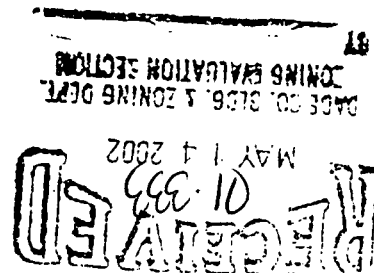
**Re: Robert Borek et al
Application No. 01- 333
East and West of SW 117 Avenue on the North side of 248 Street**

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Pine Villa Elementary, Redland Middle and Homestead Senior High.

All the impacted schools are at or above capacity, based on the data provided by the Office of Information Technology. Please see attached analysis. Also, please note that the School District's current 5-year work plan does not include any relief schools in the area.

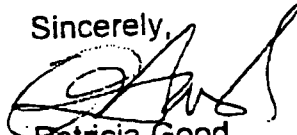
In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.



Ms. Ruth Ellis Myers
May 14, 2002
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am

G-3642

Attachment

cc: Ms. Suzanne Marshall
Mr. Delio G. Diaz
Ms. Ana Rijo-Conde

**THIRD REVISION
SCHOOL IMPACT REVIEW ANALYSIS**

(Based on site plan submitted August 6, 2002 and information received August 8, 2002)

APPLICATION: No. 01-333 Robert Borek et al

REQUEST: Zone change from AU to PAD

ACRES: 60 acres

LOCATION: East and West of SW 117 Avenue on the North side of 248 Street

**NUMBER OF
UNITS:** 246 units (136 Single-family units, 110 townhouse units and 14.24 acres
of park tracts)

**ESTIMATED
STUDENT
POPULATION:** 130 students

ELEMENTARY: 70

MIDDLE: 31

SENIOR: 29

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Redland Middle - 16001 SW 248 St.

SENIOR HIGH: Homestead Senior - 2351 SE 12 Ave.

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 01-333 Robert Borek et al

REQUEST: Zone change from AU to PAD

ACRES: 60 acres

LOCATION: East and West of SW 117 Avenue on the North side of 248 Street

**NUMBER OF
UNITS:** 327 units (175 Single-family units and 152 townhouse units)

**ESTIMATED
STUDENT
POPULATION:** 171 students

ELEMENTARY: 92

MIDDLE: 41

SENIOR: 38

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Villa Elementary - 21799 SW 117 Ct.

MIDDLE: Redland Middle -16001 SW 248 St.

SENIOR HIGH: Homestead Senior - 2351 SE 12 Ave.

The following population and facility capacity data are as reported by the Office of Information Technology, as of March 23, 2002:

	STUDENT POPULATION	PERMANENT UTILIZATION	UTILIZATION FISH DESIGN CAPACITY	UTILIZATION PERMANENT AND RELOCATABLE PROGRAM CAPACITY
		(1)	(2)	(3)
Pine Villa Elem.	735	131%	9%	87%
Redland Middle	1704	149%	133%	139%
Homestead Sr.	2984	116%	110%	104%

- 1) Ratio of total students to permanent student stations
- 2) Ratio of total students to permanent and relocatable (portables) student stations
- 3) Ratio of total students to permanent and relocatable (portables) student stations after programmatic changes

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

Pine Villa Elementary:

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

FL School Recognition Gold Award

Special Programs:

Before/After-school care and Magnet program

Lunch schedule:

Begins at 10:15 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Spanish SL

PLANNED RELIEF SCHOOLS IN THE AREA:

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$997,443.

CAPITAL COSTS: Based on the 1994-95 Educational Facilities Impact Fee Study, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	92 x	\$ 11,790	= \$ 1,084,680
MIDDLE	41 x	\$ 12,232	= \$ 501,512
SENIOR	38 x	\$ 18,619	= \$ 707,522
Total Potential Capital Cost			\$ 2,293,714

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.